



**LAMBDA ALPHA
INTERNATIONAL
ELY-CHICAGO**

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Old Cook County Charrette, October 7, 2014 Presented at CAF

Cook County Hospital Charrette Wellness District



H1 health – Pasteur Park

- Beacon for **wellness and medical innovation**
- Key to **value capture** with expressway exposure for IMD brand
- Attractive to a corporation, institution or association for a **build-to-suit iconic structure**
- Accessible for **young professionals**
- Activation of park with **retail and restaurant uses**
- **Draw for** workers, students, visitors and **neighborhood residents**

H1 health – Pasteur Park



Icon
Innovation
Research



H2 heritage – Old Hospital Site

- Showcase **historic architecture** of Old Cook County Hospital
- Frame the **lighted façade** with new Pasteur buildings and enhance views from expressway
- Welcome visitors with a **new Wellness District hotel with multiple brands**, including extended stay and conference center
- Provide **winter garden** with all-season green space as a centerpiece for public space, event and conference facilities
- Integrate **displays** in public areas to highlight **rich hospital history**

H2 heritage – Old Hospital Hotel



**Beacon
Historic
Respite**



H3 hospitality – Fantus Site

- Create a gateway to the Wellness District on the Fantus Site
- Engage community with athletic, recreational, retail, restaurant and entertainment offerings from street level to rooftops
- Energize the edge of Ogden Avenue with retail and dining that feature health and wellbeing
- Promote Ogden as a complete street comfortable for pedestrians, bikes, buses and cars as well as connection to the Blue Line

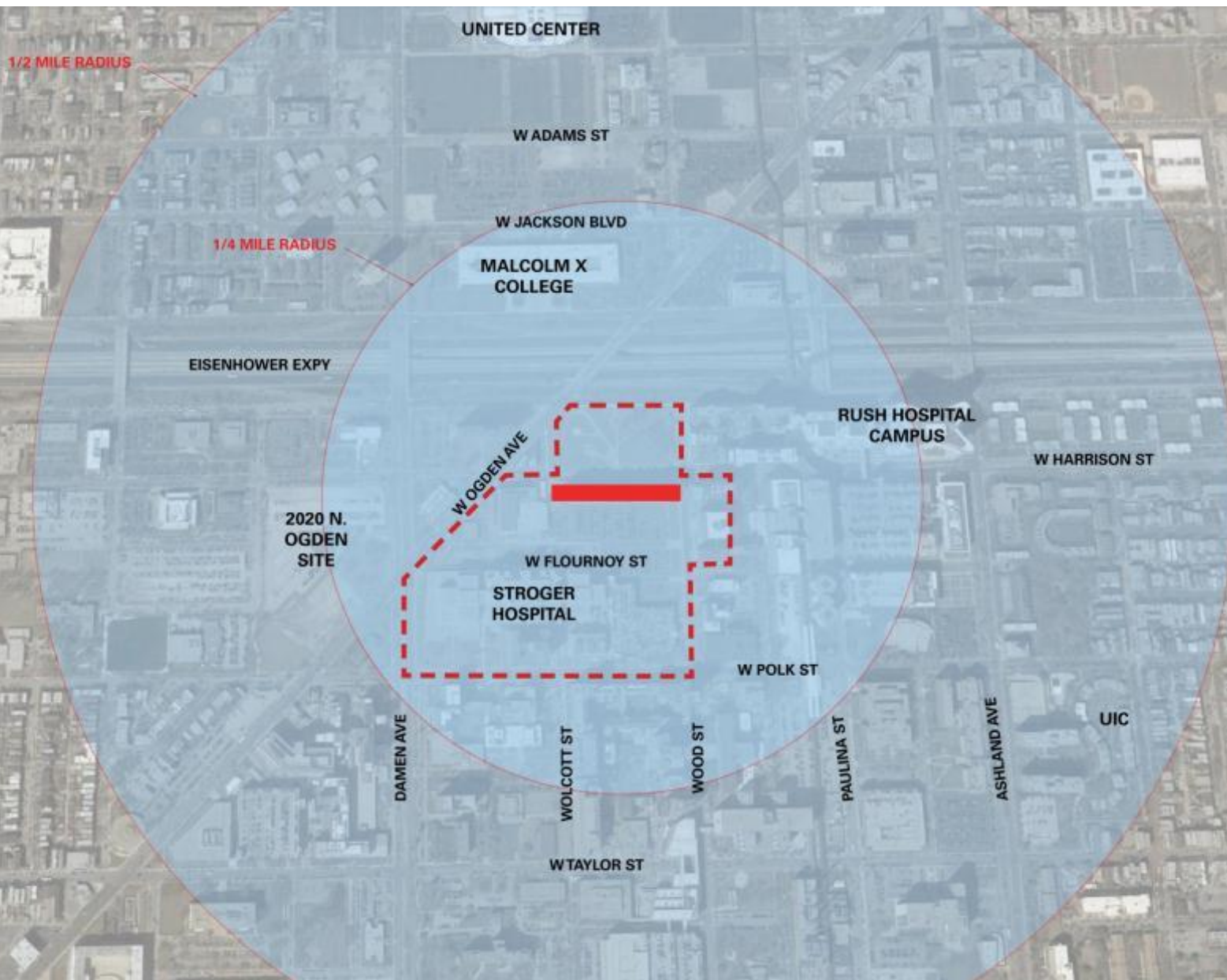
H3 hospitality – Fantus Site



Gateway Movement Connection



URBAN DESIGN FRAMEWORK



URBAN DESIGN PRINCIPLES

1. CONNECT WOLCOTT NORTH AND SOUTH
2. LEVERAGE THE RESIDENTIAL CHARACTER OF POLK STREET
3. PROVIDE CONNECTED NETWORK OF PARKLETS AND PASSIVE OUTDOOR SPACE WITH THE DISTRICT
4. FRAME PASTEUR PARK WITH BUILT FORM
5. CREATE VIEW CORRIDORS TO THE COOK COUNTY HOSPITAL
6. ENERGIZE THE CORNER OF OGDEN AND HARRISON
7. PROVIDE AN ENHANCED PEDESTRIAN ENVIRONMENT
8. CONNECT THE DISTRICT TO THE GRID SYSTEM

URBAN DESIGN FRAMEWORK: DISTRICT PRINCIPLES

URBAN DESIGN PRINCIPLES

1. DEVELOP OPPORTUNITIES FOR PASTEUR PARK TO ADD VALUE TO THE PROJECT AS A WHOLE
2. CONSIDER MULTI-MODAL TRANSPORTATION OPTIONS AND CONNECTIONS TO IMD.
3. CONNECT COMPLEMENTARY LAND USES AND PROVIDE TRANSITIONS BETWEEN HIGHER AND LOWER INTENSITY USES.
4. REPURPOSE THE FANTUS SITE FOR RETAIL/ENTERTAINMENT PURPOSES AND ENERGIZE THE OGDEN CORRIDOR.
5. INCLUDE BIKE LANES ALONG DAMEN AND OGDEN

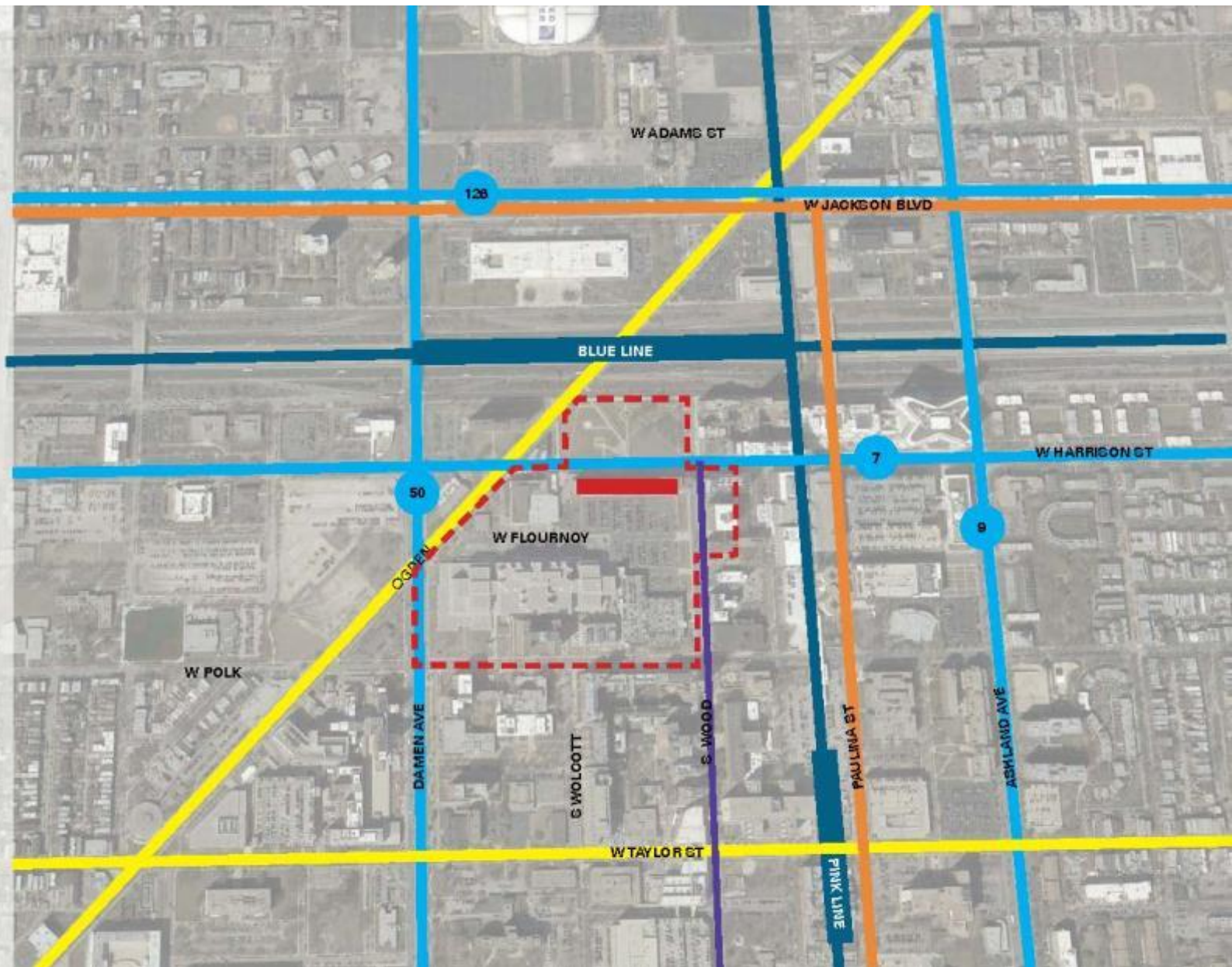
-- STUDY AREA BOUNDARY



TRANSPORTATION DIAGRAM

LEGEND

- EXISTING BIKE LANE
- BUS ROUTE
- TRANSIT LINE
- PROPOSED BIKE LANE
- RECOMMENDED BIKE ROUTE




URBAN DESIGN FRAMEWORK: WELLNESS DISTRICT

LEGEND

- 1 NEW WINTER GARDEN
REPURPOSE HOSPITAL FOR HOTEL
AND CONFERRING
- 2 ATHLETIC/ENTERTAINMENT
- 3 DINING/ENTERTAINMENT
- 4 MEDICAL/HEALTHCARE INNOVATION
FLAGSHIP
- 5 SUPPORT AND CONNECTIVE
SERVICES

 DISTRICT GATEWAY

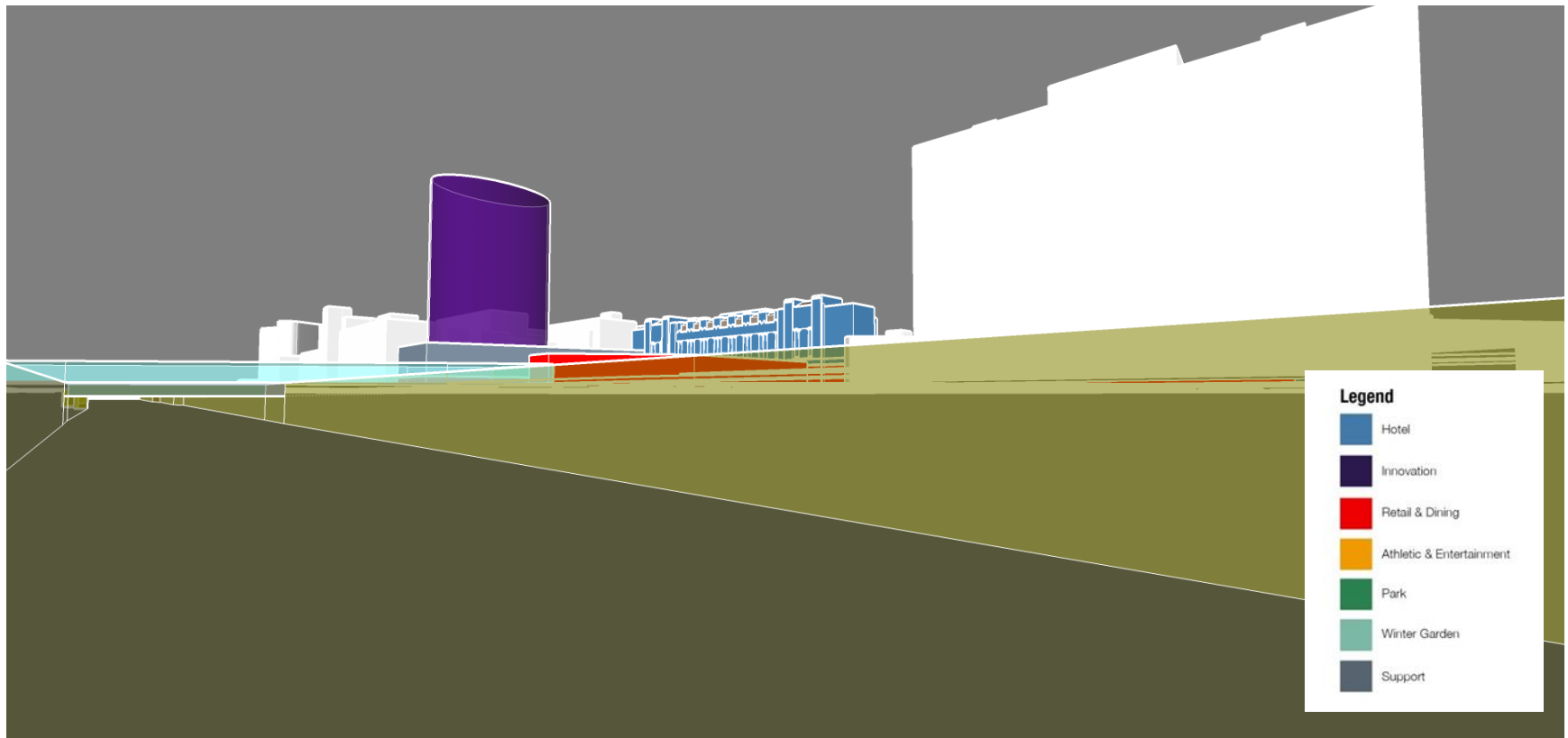
 STUDY AREA



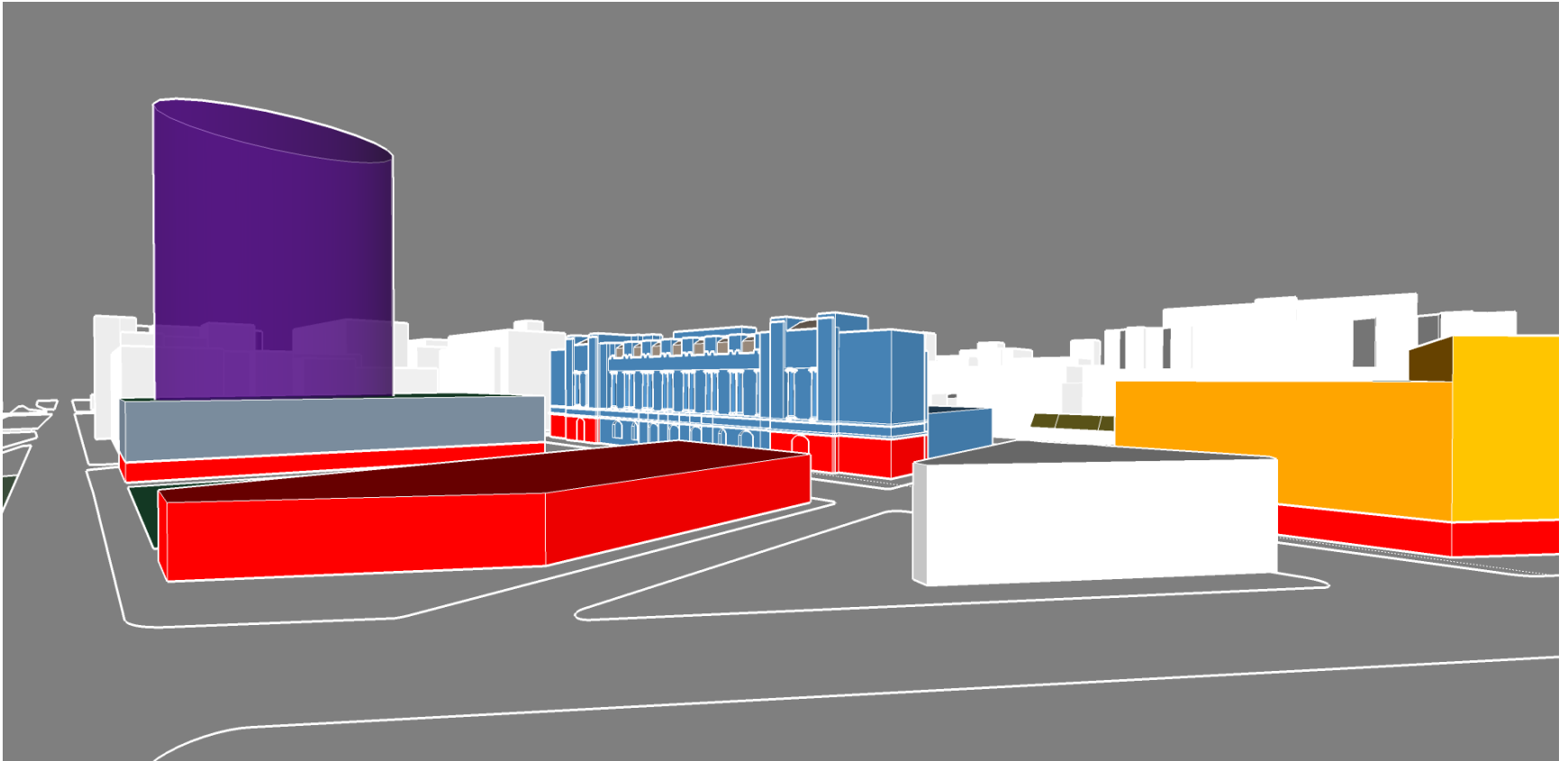
Big Ideas: Summary Diagram



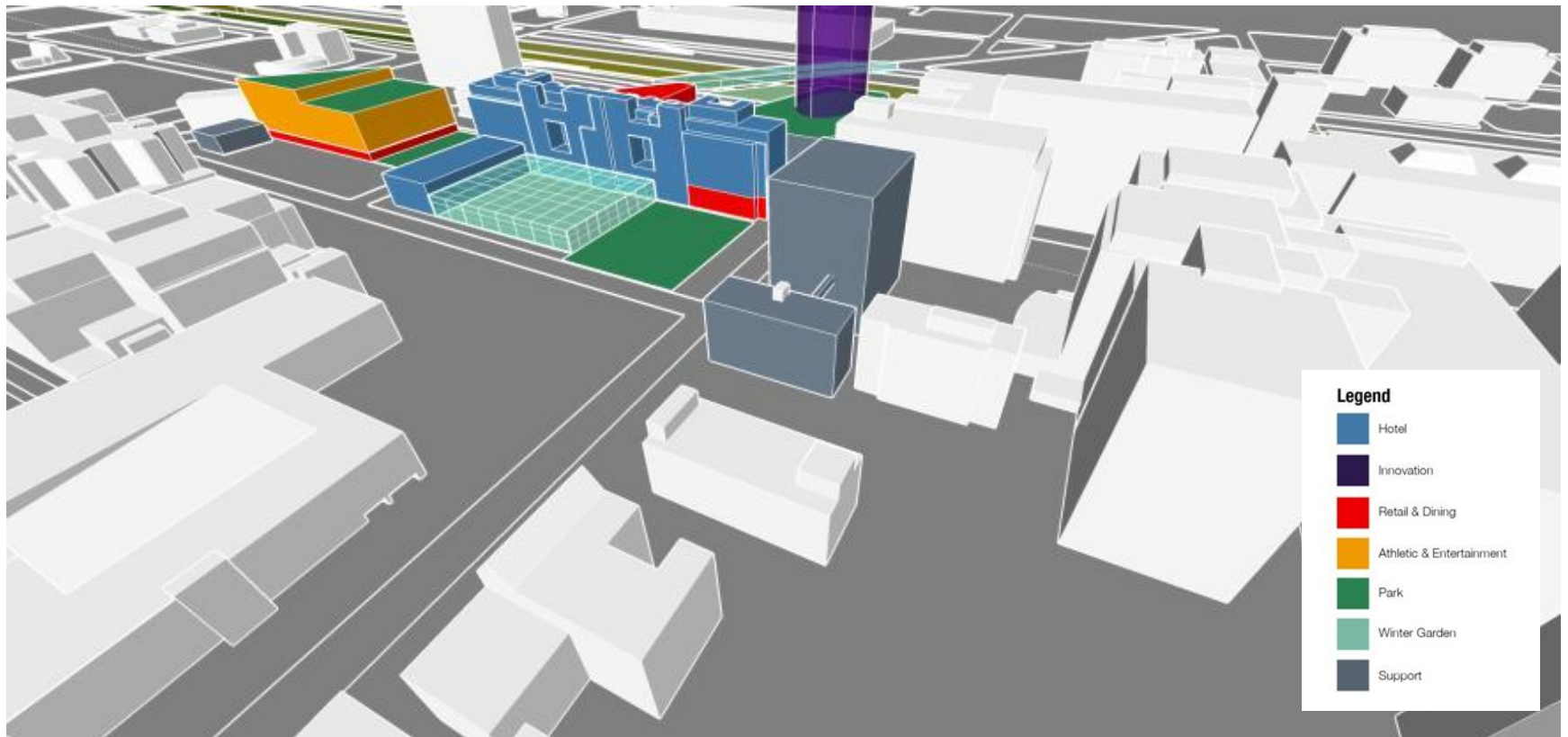
View from Expressway



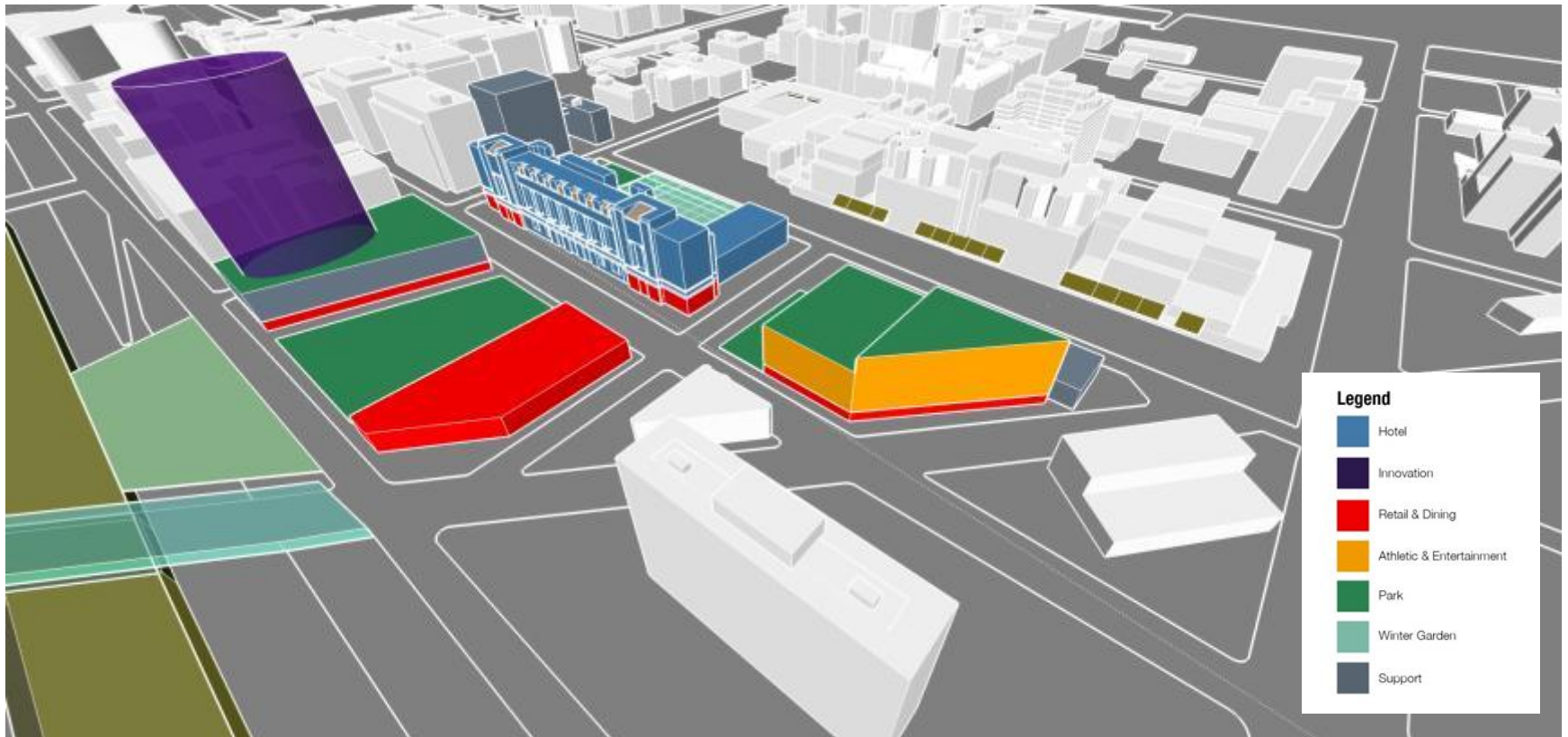
View from Congress & Damen



Aerial View from South East



Aerial View from North West



H3 – Wellness District

Synopsis

Uses	Area (SF)
Pasteur Park	
Icon Anchor for Wellness	320,000
Retail & Cafes	80,000
Old Hospital Site	
Hotel	290,000
Conference & Meeting	50,000
Winter Garden	30,000
Restaurants	10,000
Fantus Site	
Athletic & Entertainment	130,000
Retail & Healthy Foods	50,000
Hektoen Site	
Senior & Childcare Services	40,000
TOTAL	1,000,000

1. Promote **Pasteur Park** as a beacon for wellness and medical **innovation**
2. Preserve **Old Hospital** and repurpose as **hotel** serving needs of IMD
3. Develop **Fantus Site** as a **gateway** that promotes movement and recreation
4. Treat **Hektoen** property as **bridge** between IMD **healing and** nearby **wellness** activities